

MASON PARK

501 S MASON RD | KATY, TX 77450

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Property Details

Owned GLA **Availability**
160,844 SF 6 Suites | 11,480 SF

Overview

- Strategically positioned at the intersection of Highway 6 (47,126 VPD) and Williams Trace Boulevard (19,693 VPD), offering excellent accessibility with multiple entry and exit points
- Boasts a strong historical occupancy that has averaged 96.8% for the last 10 years
- The surrounding area demonstrates strong economic indicators, with an average household income of \$140,584 within a 5-mile radius

Tenant Mix



MASON PARK

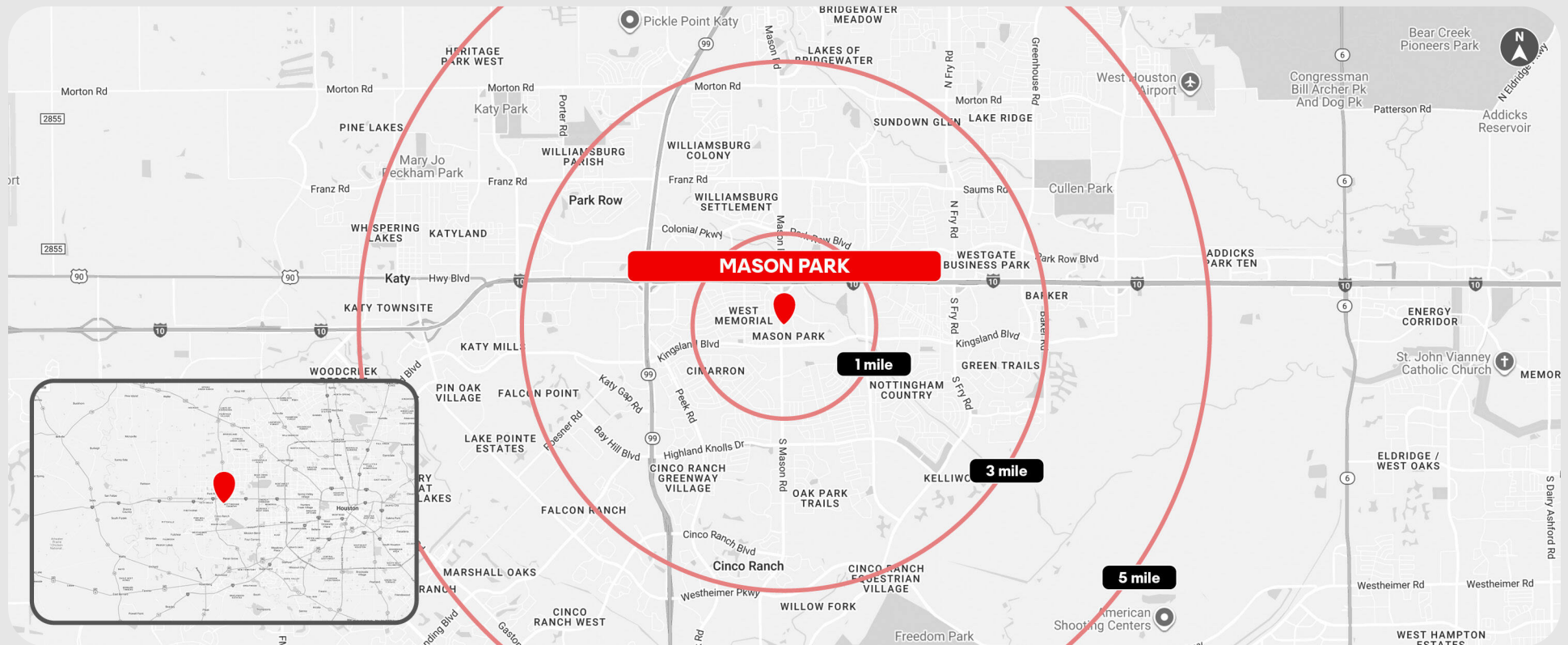
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	18,598	21,951	7,126	\$91,496	\$80,559
3-MILE RADIUS	140,738	119,585	49,785	\$131,575	\$108,960
5-MILE RADIUS	303,021	255,833	101,433	\$140,584	\$115,780

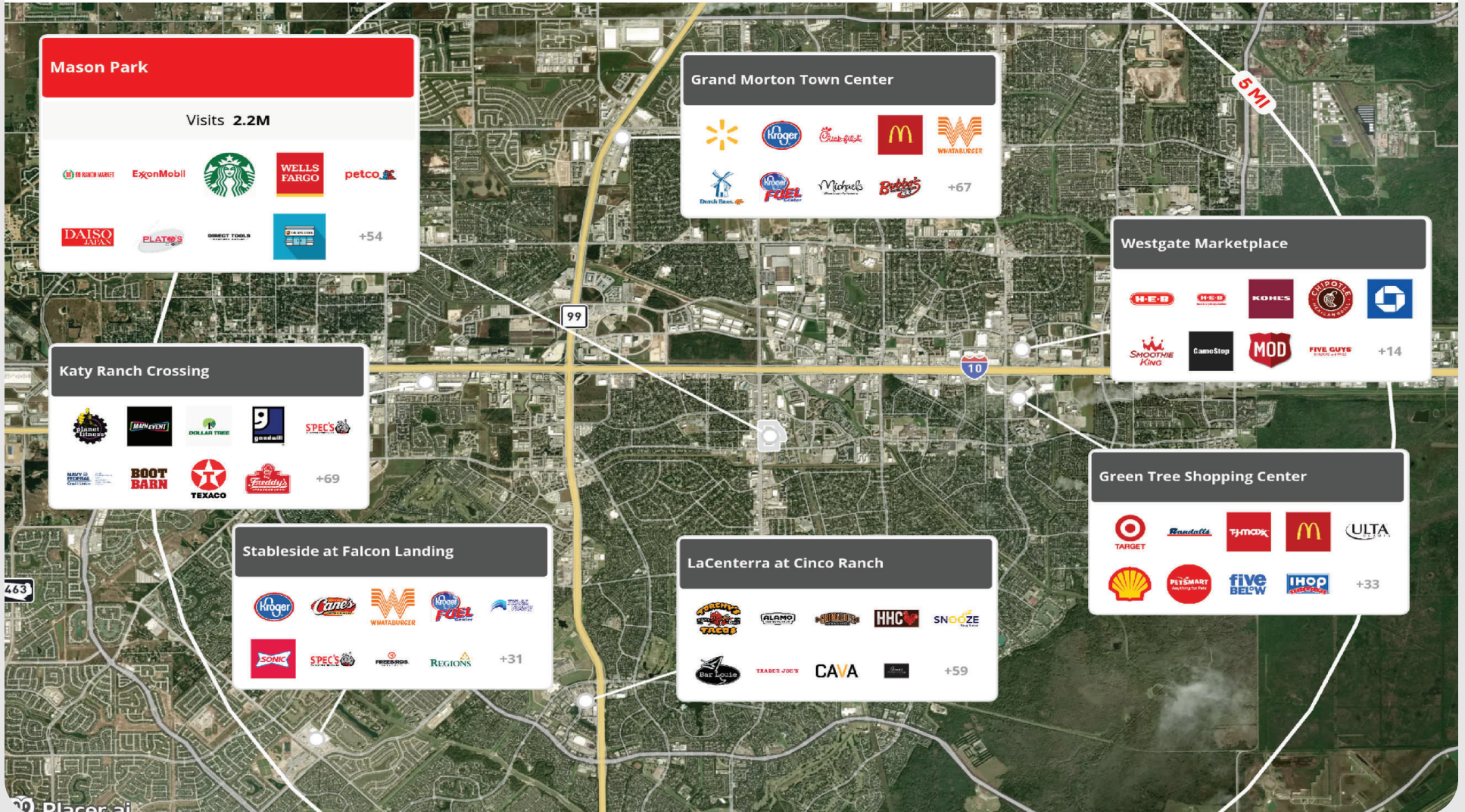


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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
517	AVAILABLE	3,185
537	AVAILABLE	3,000
589	AVAILABLE	1,680
571	AVAILABLE	1,600
529	AVAILABLE	1,035
573	AVAILABLE	980
531	TEXAS RODEO SALOON	28,750
511	SALON PARK	15,000
511A	HYPER KIDZ	14,922
513	PETCO	13,973
559	DAISO	10,998
561	DIRECT TOOLS	5,102
549	ATAMI JAPANESE GRILL	4,448
577	PLATO'S CLOSET	3,964
557A	KABOB KORNER	3,450
539	ALCANZA CLINICAL RESEARCH	3,209
509B	TRAN DENTISTRY & MEDICINE	3,183
575	ARMSTRONG MCCALL BEAUTY SUPPLY	3,090
509A	PHO OH YEAH	2,800
505	MASON D ORIENT	2,625
591	SPICY HOUSE	2,480
593	THE ONE DANCE STUDIO	2,040
565	THE UPS STORE	2,000
525	BILINGUAL PEDIATRIC CLINIC	2,000
521	SELECTED LANDS CORP	1,800
515	LA VAQUITA ZULIANA	1,750
535	DAVES BARBER	1,714
595	FREEMIND ART	1,670
553	TOBACCO SHOP	1,600
547	STARBUCKS	1,600
501	SANDO SANTORI	1,500
507	MARBLE SLAB CREAMERY	1,486
579	SPIDER SMART KATY	1,470
547B	AMALIZA ACCOUNTING	1,400
557B	SMOOTHIE DEPOT	1,300
541	CIMARRON HOA	1,300
533	PROGRESSIVE INSURANCE	1,254
545B	NATT WEIGHTLOSS & WOMEN HEALTH	1,216
555	RC TEMME	1,200
515A	CLEOPATRA NAILS	1,050

Tenant Listing | Page 1 of 2

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Suite	Tenant	GLA (SF)
545	NIXON HAIR SALON	1,023
543	CHEF KANG'S	997

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Get in Touch with Us

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Learn more about Mason Park at performproperties.com/property/mason-park

